

DRAFT NOTES OF SPECIAL COUNCIL MEETING

September 8, 2015

(Subject to Approval at the September 15, 2015 Council Meeting)

CALL TO ORDER

Roll Call

Attendance

Mayor Dennis Watz called the special council meeting to order in the Conference Room at City Hall, 210 West Washington, Sullivan, Missouri at 6:30 p.m. Roll call was taken and attending the meeting were Alderman Ward Two T.J. Carey, Alderman Ward Three Paul McCulloch, Alderman Ward One Mike Ryan, Jr., Alderman Ward Three Bobby Maupin, Alderman Ward Two Jason Alexander, and Alderman Tony Wessler. Also attending were City Administrator J.T. Hardy and City Clerk Jan Koch.

MEETING PURPOSE

Special Meeting Purpose

Menard Amendments

The main purpose of the special meeting was to review two proposed ordinances involving Sullivan Industrial Park East (formerly known as the "Tyree Tract").

AGENDA

Agenda

Alderman Maupin made a motion to approve the agenda. Alderman Alexander seconded the motion and it carried unanimously.

CLOSED SESSION

Closed Session

The time was approximately 6:30 p.m. and Alderman Maupin made a motion to adjourn into special closed session to discuss one matter concerning real estate. Alderman Alexander seconded the motion and it carried with a roll call vote as follows: Alderman Bobby Maupin, aye; Alderman Tony Wessler, aye; Alderman Paul McCulloch, aye; Alderman T. J. Carey, aye; Alderman Mike Ryan, Jr., aye; and Alderman Jason Alexander, aye.

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CLOSED RESULTS

Closed Results

As a result of the special closed meeting held September 8, 2015 one matter concerning real estate was discussed with no final results to report at this time.

RETURN TO OPEN

Return to Open

The Board reconvened into special open session at approximately 6:50 p.m.

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ORDINANCES

Menard Amendment #9

Amendment #9 Menards - Endangered Bat Mitigation

Bill No. 3698 sponsored by Alderman Paul McCulloch, being an ordinance approving the ninth amendment of a purchase and sale agreement with Menard, Incorporated which amendment reduces the purchase price by two hundred thousand dollars (\$200,000.00) thereby making the total purchase agreement one hundred sixty-three thousand dollars (\$163,000.00) in order to

Amendment #9
Menard
Bat Mitigation

account for costs incurred due to endangered bat species mitigation on property (formerly known as the “Tyree Tract”) containing 122.7(±) acres, more or less, located along the East South Service Road in the City of Sullivan, Missouri; and, authorizing the Mayor to execute was introduced and read two times. The question was asked, “Shall Bill No. 3698 become Ordinance No. 3698?” The aldermen were polled and voted as follows: Alderman T.J. Carey, aye; Alderman Mike Ryan, Jr., aye; Alderman Bobby Maupin; aye; Alderman Tony Wessler, aye; Alderman Jason Alexander, aye; and Alderman Paul McCulloch, aye. Passage of this ordinance amended the purchase price of the Sullivan Industrial Property East by \$200,000 for the cost of mitigating endangered bat species on the site.

Amendment #1
Menard
Development

Construction
Schedule

Amendment #1 - Menard Development Agreement

Bill No. 3699 sponsored by Alderman Paul McCulloch, being an ordinance approving the first amendment to a development agreement with Menard, Incorporated which amendment deals with the construction schedule (Exhibit “F”) of public and private improvements on property (formerly known as the “Tyree Tract”) containing 122.7(±) acres, more or less, located along the East South Service Road in the City of Sullivan, Missouri; and, authorizing the Mayor to execute, was introduced and read two times. The question was asked, “Shall Bill No. 3699 become Ordinance No. 3699?” The aldermen were polled and voted as follows: Alderman Jason Alexander; aye; Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Mike Ryan, Jr., aye; Alderman Bobby Maupin, aye; and Alderman Tony Wessler, aye. Passage of this ordinance amended the construction schedule of an agreement for public improvements which includes water, sewer & electric service to the property boundary lines. Private improvements include storm water collection & detention facilities, grading, paving, buildings, fences, rail infrastructure and all other non-utility improvements to the site.

Adjourn

ADJOURN

Being no further business at this time, Alderman Alexander made a motion to adjourn. Alderman Maupin seconded the motion and it carried unanimously. The meeting adjourned at approximately 7:10 p.m.